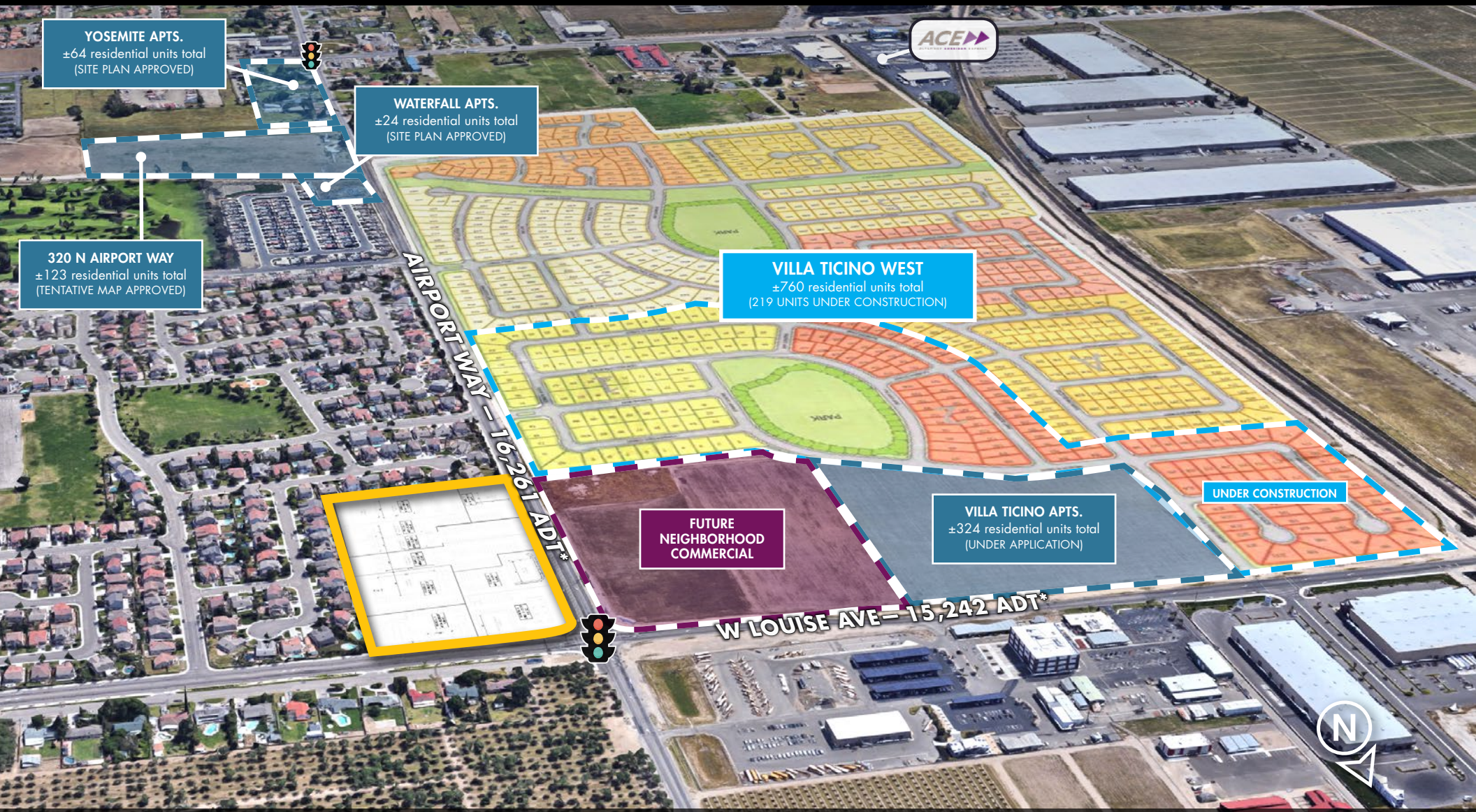


VILLA TICINO TOWNE SQUARE

W LOUISE AVE & AIRPORT WAY, MANTECA, CA



*Last traffic counts on Airport Way & W Louise Ave were taken in 2020. 2025 projections are based on a 2% annual increase.

VILLA TICINO TOWNE SQUARE

W LOUISE AVE & AIRPORT WAY, MANTECA, CA

PROPERTY PROFILE

PROPOSED SHOPPING CENTER ACROSS THE STREET FORM A MAJOR HOUSING DEVELOPMENT CURRENTLY UNDER CONSTRUCTION!

- » Development size: $\pm 9.47^{\text{AC}}$
- » Ground Lease, Build-to-suit, or Pad Sale
- » Zoning: General Commercial (GC)
[CLICK HERE TO LEARN MORE](#)
- » Ideal for: Retail, Grocery, Restaurant, and Fast Food
- » Across the street from the Villa Ticino West development that at full build-out will add 760 homes

TRADE AREA

MANTECA & LATHROP ARE AT THE EPICENTER FOR POPULATION GROWTH IN THE SAN JOAQUIN VALLEY!

- » There are over $\pm 11,400$ Residential Units proposed & planned in Manteca alone. $\pm 3,100$ of those are within a 2 mile radius of the site and expected to be completed in the next 2 to 5 years
- » By 2033, Manteca is projected to surpass Tracy as the second largest city in the San Joaquin County
- » 8,000+ Daytime employees within a 2 mile radius
- » Major employers within a 2 mile radius:

Tesla ($\pm 2,054$ employees)	Pflug Packaging (± 450 employees)	CBC Steel Buildings (± 185 employees)	Pratt Industries (± 120 employees)
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DEMOGRAPHICS

(2024 EST.)

POPULATION

1 mile	9,606
2 mile	46,678
3 mile	86,832

DAYTIME POPULATION

1 mile	1,579
2 mile	8,579
3 mile	20,126

MEDIAN HOUSEHOLD INCOME

1 mile	\$122,423
2 mile	\$96,329
3 mile	\$101,146

AVERAGE HOUSEHOLD INCOME

1 mile	\$151,668
2 mile	\$121,243
3 mile	\$125,585

TRAFFIC

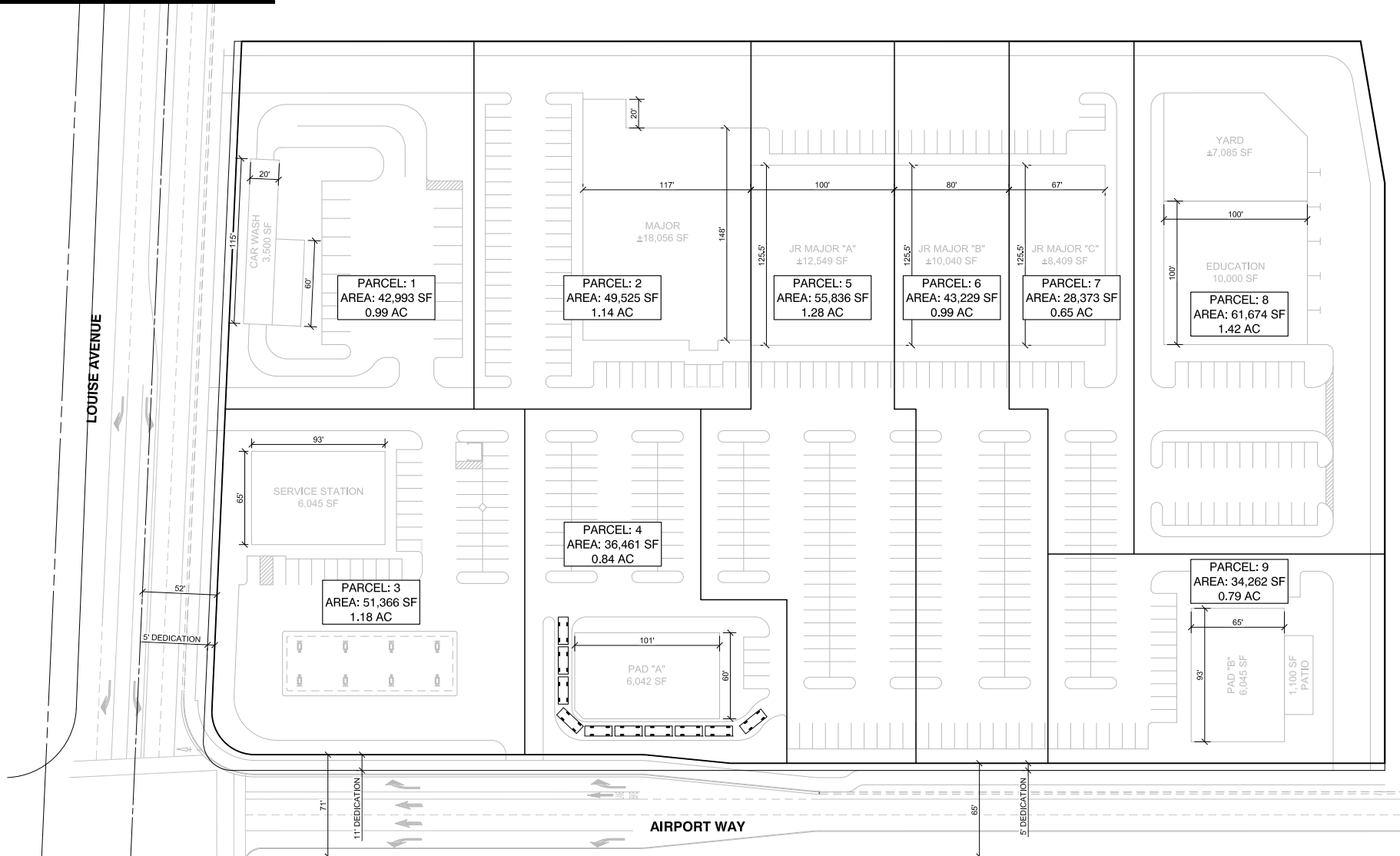
Airport Way	16,261 ADT*
W Louise Ave	15,242 ADT*
Total	30,885 ADT

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VILLA TICINO TOWNE SQUARE

W LOUISE AVE & AIRPORT WAY, MANTECA, CA

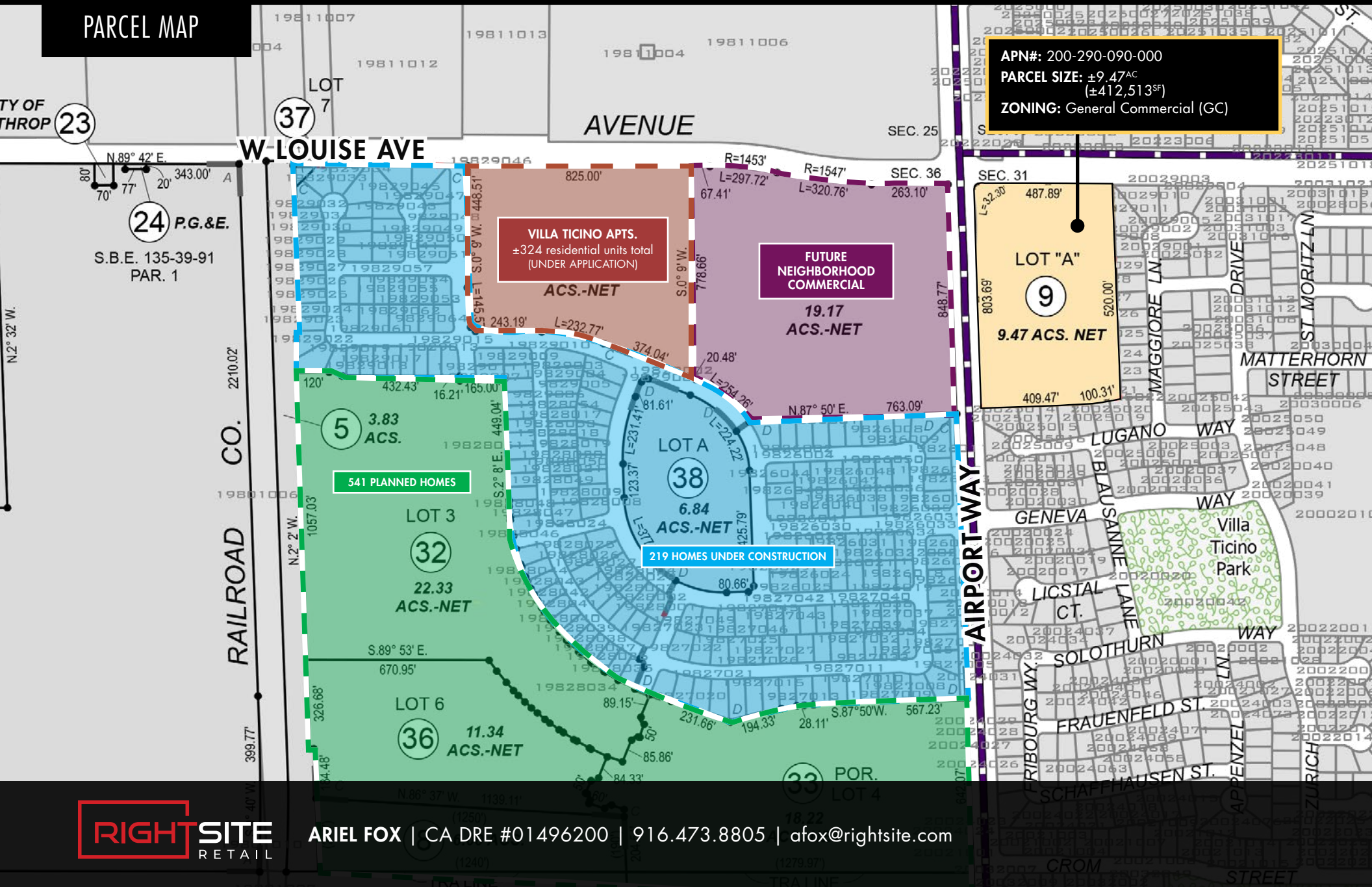
CONCEPTUAL SITE PLAN



VILLA TICINO TOWNE SQUARE

W LOUISE AVE & AIRPORT WAY, MANTECA, CA

PARCEL MAP



APN#: 200-290-090-000

PARCEL SIZE: ±9.47^{AC}
(±412,513^{SF})

ZONING: General Commercial (GC)



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VILLA TICINO TOWNE SQUARE

W LOUISE AVE & AIRPORT WAY, MANTECA, CA

OVERHEAD AERIAL

TRIPOINT LOGISTICS

10 buildings totaling ±4.8 million SF of industrial and distribution centers
(THE FIRST BUILDING, WAYFAIR DISTRIBUTION CENTER, HAS COMPLETED CONSTRUCTION. WAYFAIR ALSO HAS ENTITLEMENTS FOR AN ADDITIONAL 4-5 BUILDINGS)

WAYFAIR
±238 employees

HOME DEPOT
±150 employees

ASHLEY FURNITURE
±190 employees

IN-N-OUT
±200 employees

SIMWON AMERICA CORP
±378 employees

TESLA DISTRIBUTION CENTER
±2,054 employees

CBC STEEL BUILDINGS
±185 employees

PRATT INDUSTRIES
±120 employees

SUPER STORE INDUSTRIES
±50 employees

PFLUG PACKAGING
±450 employees

J R SIMPLOT CO.
±145 employees

LATHROP GATEWAY BUSINESS PARK
9 buildings totaling ±3 million SF of industrial and commercial centers
(PHASE I & II FULLY BUILT & OCCUPIED. PHASE III UNDER CONSTRUCTION)



VILLA TICINO WEST
±760 residential units total
(219 UNITS UNDER CONSTRUCTION)

FUTURE APARTMENTS

FUTURE NEIGHBORHOOD COMMERCIAL

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VILLA TICINO TOWNE SQUARE

W LOUISE AVE & AIRPORT WAY, MANTECA, CA

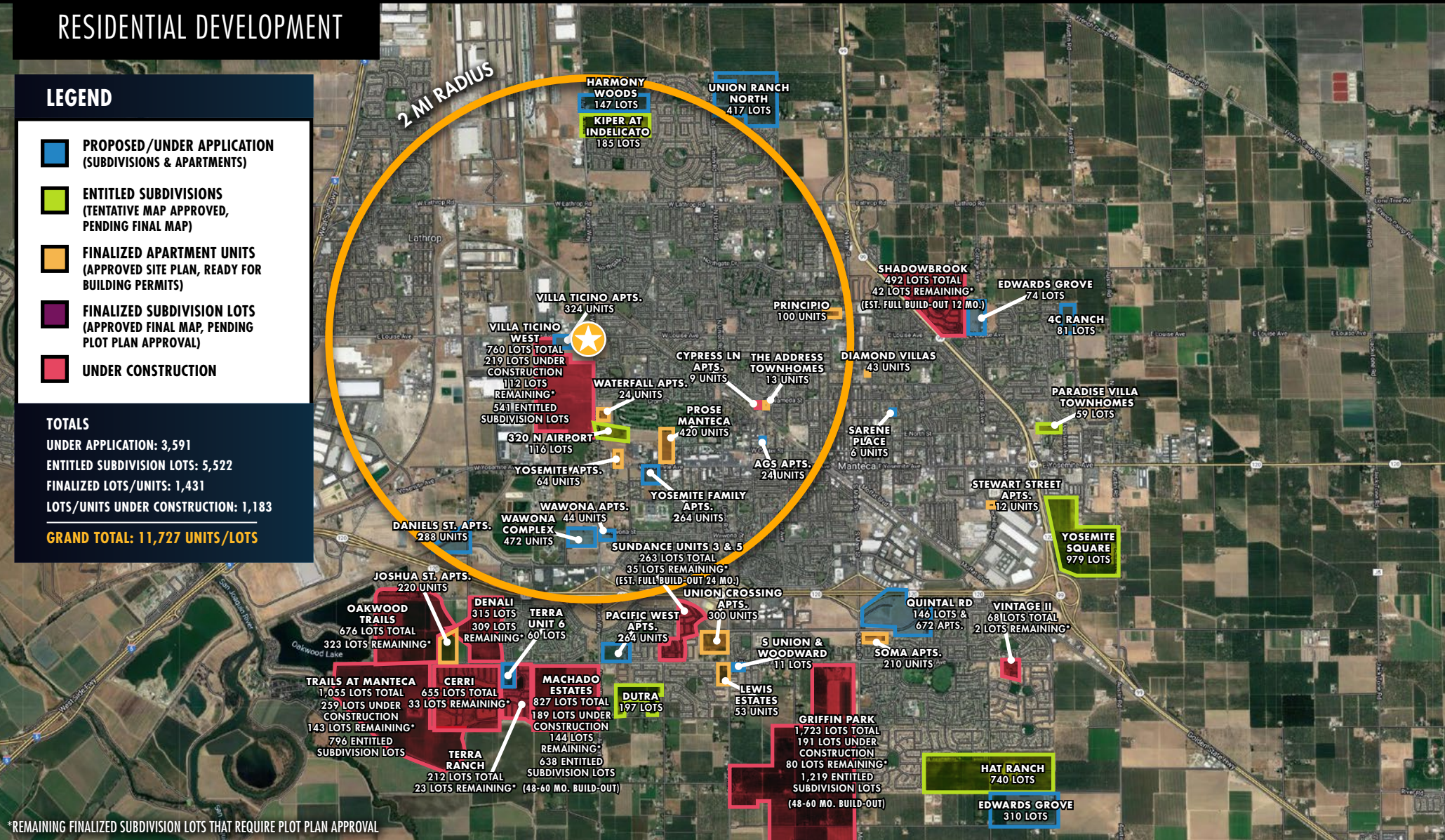
RESIDENTIAL DEVELOPMENT

LEGEND

- PROPOSED/UNDER APPLICATION
(SUBDIVISIONS & APARTMENTS)
- ENTITLED SUBDIVISIONS
(TENTATIVE MAP APPROVED,
PENDING FINAL MAP)
- FINALIZED APARTMENT UNITS
(APPROVED SITE PLAN, READY FOR
BUILDING PERMITS)
- FINALIZED SUBDIVISION LOTS
(APPROVED FINAL MAP, PENDING
PLOT PLAN APPROVAL)
- UNDER CONSTRUCTION

TOTALS

UNDER APPLICATION: 3,591
 ENTITLED SUBDIVISION LOTS: 5,522
 FINALIZED LOTS/UNITS: 1,431
 LOTS/UNITS UNDER CONSTRUCTION: 1,183
GRAND TOTAL: 11,727 UNITS/LOTS



VILLA TICINO TOWNE SQUARE

W LOUISE AVE & AIRPORT WAY, MANTECA, CA

2 MI RETAIL AERIAL

